

Open Rental Housing Code Case 25-01591: Notice of Decline to Renew a Fixed Term Lease/Confirmation of Lease Move Out

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On: Saturday, April 11, 2026 at 12:03:08 AM



1 attachment

397 KB ▼

The email being forwarded below is to continue demonstrating the incessant obstruction in my relocation, and fraudulent misrepresentation of the law by AG Property Management of the uncertified dwelling that has been occurring since July, due to the lack of any external compliance enforcement.

This is the second notice of two notices within two weeks.
This is after the notice for annual inspection sent in the prior email.
This is also after the notice for non-renewal sent two emails ago.

Definitions

Notice of Decline to Renew a Fixed-Term Lease

A landlord statement that they are choosing not to offer a new lease when the current fixed-term lease ends.

Confirmation of Lease Move-Out

A landlord statement that the tenant is expected to vacate the premises at the end of the lease term because the landlord is not renewing it.

Of your tenancy of the said premises

A formal identification that the notice applies to your current tenancy at that specific address.

Legal conditions in Oregon

A landlord may decline to renew a fixed-term lease without cause only if:

- 1. The tenant is still within the first year of occupancy, or*
- 2. The landlord lives on the same property and the property has no more than two units.*

If neither condition is met, a landlord cannot decline renewal without a legally recognized "landlord-based reason" under ORS 90.427.

I am not in the first year.

The landlord does not live on the property.

Therefore:

A Notice of Decline to Renew a Fixed-Term Lease issued without a qualifying landlord reason is legally invalid and was issued outside the conditions allowed by Oregon law.

This is fraudulent misrepresentation of the law, & of their authority - **by AG Campus/AG Property Management**, while at the same time **still denying my severance of tenancy in July as valid.**

Due to the consistent maintenance of delusion rather than of housing, one can only presume that the denial of my tenancy severance is further substantiating evidence of the tenancy never being valid in the first place, considering the lack of certification on the unit for occupancy.

Please update the open rental housing code case 25-01591.

<https://pdd.eugene-or.gov/CodeCompliance/ComplaintSearch>

Thank you,

Sierra V Carbary

1840 Onyx Aly APT B Eugene, OR, 97403

(No certificate of occupancy for unit B, also renders unit A as uncertified).

Sent from [Proton Mail](#) for iOS.

----- Original Message -----

On Thursday, 04/09/26 at 10:51 AG Property Management / AG Campus

<communications@agcampushousing.mailer.appfolio.us> wrote:

AG Property Management

AG Campus Housing
2650 Willamette St, Eugene, Oregon 97405
PHONE (541) 505-9906 FAX (541) 645-5446 Email: info@agcampushousing.com

Notice of Decline to Renew a Fixed Term Lease
Confirmation of Lease Move Out

Date Emailed: 04/09/2026

Tenants: Sierra V. Carbary and or all others
Address: 1840 Onyx Alley #B
Eugene, OR 97403

This letter is your Notice of Decline to Renew a Fixed Term Lease/Confirmation of Lease Move Out of your tenancy of the said Premises. This notice will be effective and your tenancy will terminate: 11:59 p.m., on 06/05/2026 (being at least 90 days after service of this notice, plus an additional 4 days if served by first-class mail).

Your final or pro-rated rent is recorded on your tenant portal. Please log into your tenant portal to access your move-out prorated rent. If you have an online payment account, please delete any automatic ACH payments and inactivate your account.

If you remain in the premises after the date specified for termination, the landlord may seek to enforce the termination only by bringing a judicial action, at which time you may present a defense.

Please return all keys, including entry, mail, laundry, bike, storage keys, and FOBs; also parking passes and garage door openers. We have a drop box located at the office for weekend and after-hours returns. If you rent outside of Eugene, Creswell, or Springfield, please leave all keys inside the unit and contact our office via email when you vacate.

Vacating before 3/15/2026- return items to 2650 Willamette Street, Eugene Oregon 97405

Vacating after 3/16/2026- return items to 1177 Pearl Street, Eugene Oregon 97401

A per-day charge will occur if keys are not returned to our office on the lease move-out date. We will still enter the unit and begin the move-out process. Rekeying fees may apply for all non-returned keys. If you have any utility services set up in your name, please ensure you have arranged to have these turned off on your lease end date with the correct utility companies.

Upon moving out, please leave your forwarding address with us for the return of your Security Deposit. If an address is not left in WRITING or EMAIL with our office

we legally must mail the Security Deposit to the last known address and mark please forward, if you do not have a forwarding address on file with USPS you will NOT receive your Security Deposit. If a Security Deposit is lost in the mail it will be your cost to replace the check.

Remember to please have your property cleaned and all items removed for our final inspection. Cleaning is not considered normal wear and tear and cleaning charges will apply if the unit is not left in clean move-in condition. Pursuant to ORS 90.425, any person property left on the premises has been abandoned, and your landlord intends to dispose of that property pursuant to the provisions of ORS 90.425(10). Tenant(s) agrees that any goods, chattels, motor vehicles, or other property left on the premises, after termination of the tenancy by any means, shall be considered ABANDONED and will be disposed of as provided in the Oregon Landlord Tenant Act. The Property Manager will inspect the unit once your lease is expired.

Depending on the condition how the unit is left will determine your refund. We do not schedule move-out inspections with tenants. We recommend taking pictures upon moving out for your records. We do the same before scheduling services.

Please keep this email for your records. It has been great leasing with you! Let us know if you have any questions or concerns by emailing info@agcampushousing.com

It has been great leasing with you!

Thank you,
AG Property Management